



HORACE MANN SCHOOL

**NEWTON EARLY CHILDHOOD PROGRAM
687 WATERTOWN STREET**

DEVELOPMENT REVIEW TEAM

Newton Public Schools
Newton, Massachusetts

March 27, 2019

ARROWSTREET
10 POST OFFICE SQUARE
SUITE 700N
BOSTON, MA 02109
617.623.5555

www.arrowstreet.com

Hill International
75 SECOND AVENUE
SUITE 300
NEEDHAM, MA 02494
617.778.0900

www.hillintl.com

Agenda

- » Study Progress
- » Site Plan Development and Preferred Option Evaluation
- » NECP Fit Plan Development
- » Site Plan Approvals Schedule Update

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Program Summary and Design Guidelines

Projected NECP at 687 Watertown Street

Exterior/ Site

- » Outdoor age appropriate playground
- » Car-centric due to nature of program
- » Vans operation: 12 - 15 Vans
- » Parent/ guardian vehicles: 45 - 65
- » Staff vehicles: 85 - 100

Building/ Program

- » Building Size: 38,000 SF on 3 levels
- » Remove modulars
- » Occupancy:
 - 305 total students (ages 2.9 to under 6 years old)
 - 104 Special needs
 - 90 Typically developing
 - 111 Related services
 - 85 - 105 Staff
- » Hours of Operation:
 - Entry 8:30am to 9:00am
 - Dismissal 12:00 to 12:30pm, 1:30pm, and 2:30pm
- » 14 - 18 Classrooms

Features/ Goals

- » Design for different learning modalities, teaching styles, and program changes
- » Design for inclusiveness and spaces for specialists adjacent or within classrooms
- » Create shared specialist offices to foster collaboration and sharing between teachers
- » Improve pick-up/ drop off and entry to provide access and security for families and caregivers
- » Reflect the culture of the community

687 Watertown Street



Trip Generation

at Existing NECP at 150 Jackson Road

Trip Generation – Existing NECP

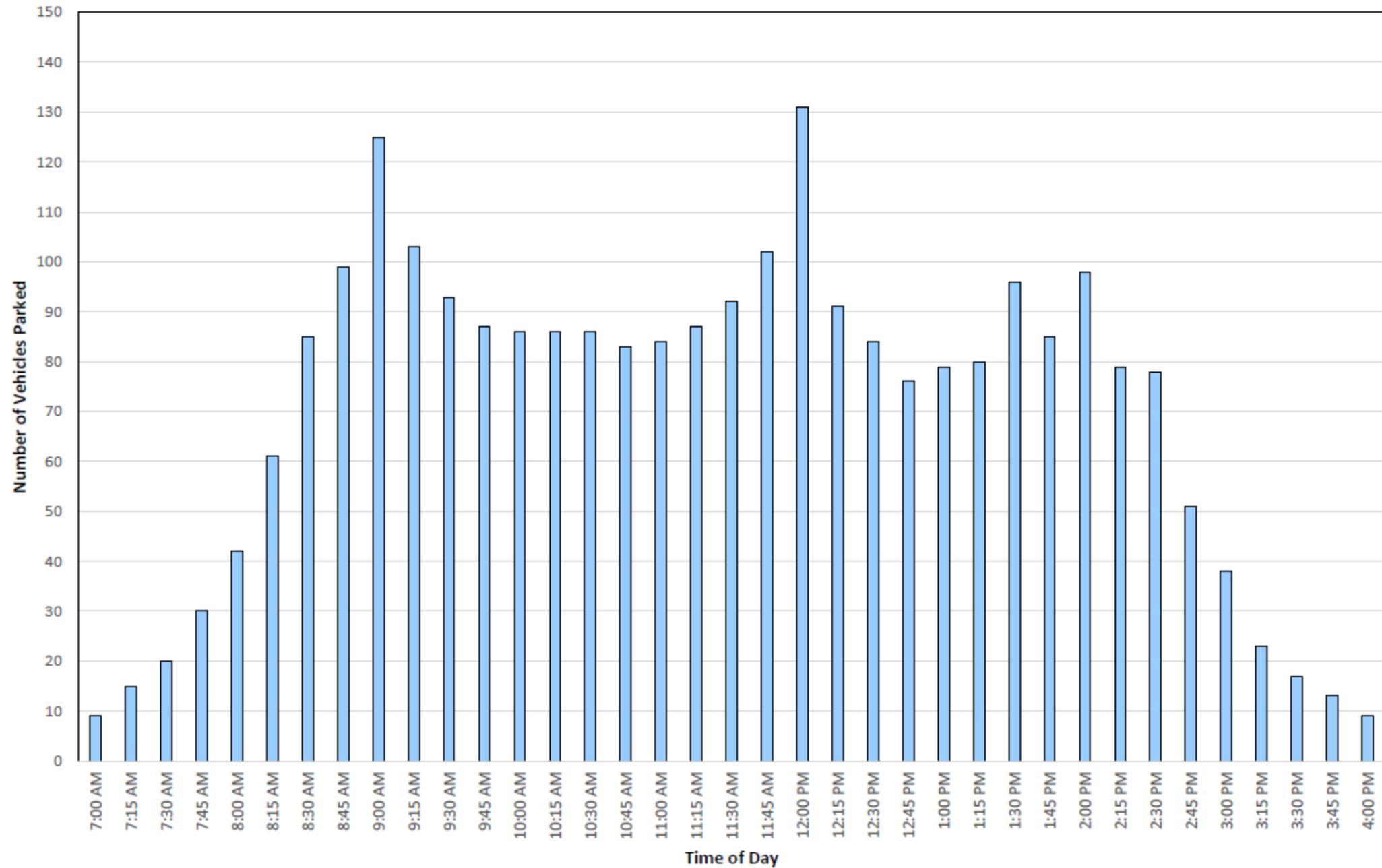
Period	Vehicle-trips ¹			Total
	Staff Auto	Student Auto	Van	
<i>Weekday Morning Drop-Off Period (8:15-9:15 AM):</i>				
Enter	40	69	12	121
<u>Exit</u>	<u>--</u>	<u>69</u>	<u>10</u>	<u>79</u>
Total	40	138	22	200
<i>Weekday Midday Pick-Up Period (11:30 AM-12:30 PM):</i>				
Enter	--	49	3	52
<u>Exit</u>	<u>5</u>	<u>49</u>	<u>6</u>	<u>60</u>
Total	5	98	9	112
<i>Weekday Afternoon Pick-Up Period (1:45-2:45 PM):</i>				
Enter	--	27	6	33
<u>Exit</u>	<u>15</u>	<u>42</u>	<u>10</u>	<u>67</u>
Total	15	69	16	100

¹Peak hour trips based on empirical trip generation observed at NECP (150 Jackson Street) on January 31, 2019.

Peak Parking Demand - Existing

at Existing NECP at 150 Jackson Road

Peak Parking Demand - Existing



Trip Generation

Projected NECP at 687 Watertown Street

Trip Generation – Projected NECP

Period	Vehicle-trips ¹			Total
	Staff Auto	Student Auto	Van	
<i>Weekday Morning Drop-Off Period (8:15-9:15 AM):</i>				
Enter	50	89	12	151
<u>Exit</u>	<u>--</u>	<u>89</u>	<u>10</u>	<u>99</u>
Total	50	178	22	250
<i>Weekday Midday Pick-Up Period (11:30 AM-12:30 PM):</i>				
Enter	--	59	3	62
<u>Exit</u>	<u>8</u>	<u>59</u>	<u>6</u>	<u>73</u>
Total	8	118	9	135
<i>Weekday Afternoon Pick-Up Period (1:45-2:45 PM):</i>				
Enter	--	37	6	43
<u>Exit</u>	<u>22</u>	<u>52</u>	<u>10</u>	<u>84</u>
Total	22	89	16	127

¹Peak hour trips based on empirical trip generation observed at NECP on January 31, 2019 with projected increases based on information provided by NECP staff.

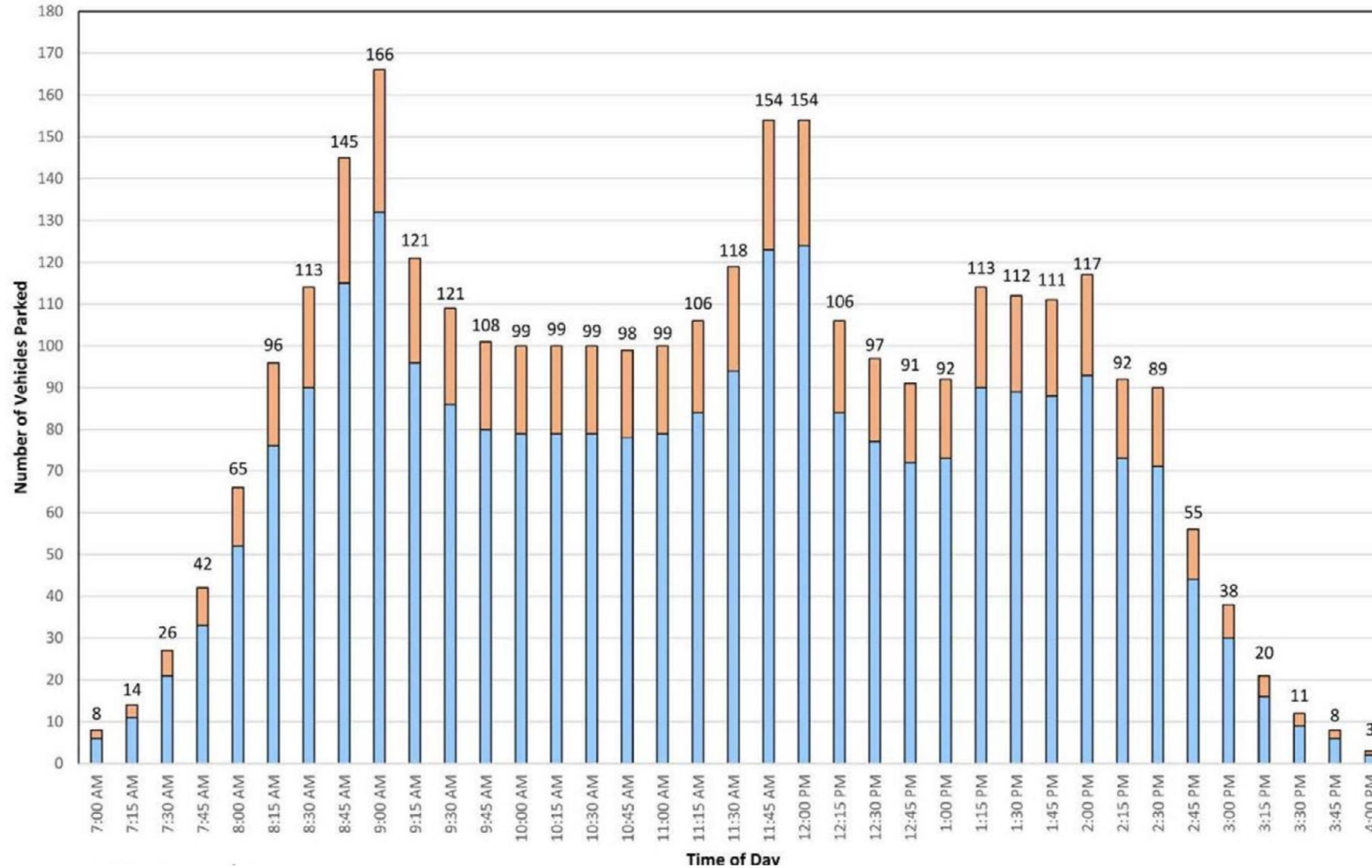
Parking Demand - Projected

Projected NECP at 687 Watertown Street

Projected Increase

Observed Parking Demand - 150 Jackson

Hourly Parking Demand – Projected NECP



Summer Program at 687 Watertown Street

Current Summer Program

- » Albemarle Acres Summer Program
(currently gathering information)
- » Operation:
July 1 through August 16 for 7 weeks
Monday through Friday
- » Enrollment:
- » Hours:
 - 8:00 Morning Extended Day
 - 8:30 Activities
 - 3:30 Departure
 - 6:00 Afternoon Extended Day

Proposed Summer Program

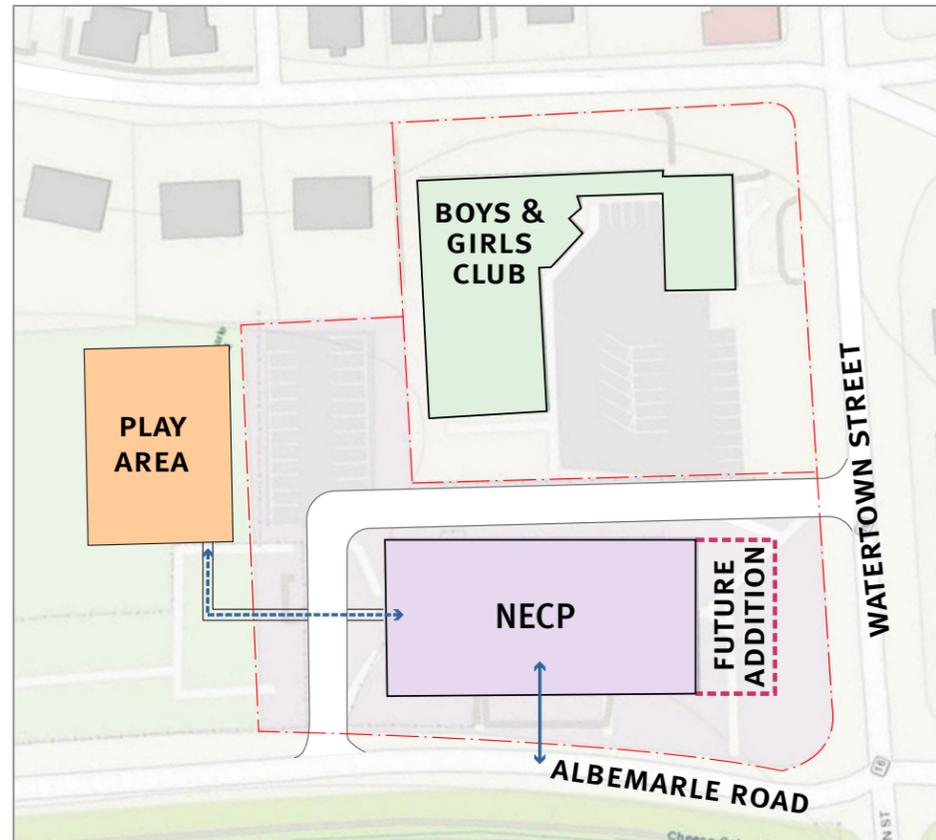
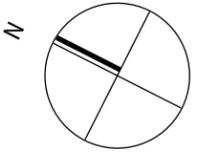
- » NECP Extended School Year Program (ESY)
- » Operation:
July 1 through August 8 for 6 weeks
Monday through Thursday
- » Enrollment: (summer 2018)
 - 165 Students
 - 60 to 65 Staff
- » Hours: 3, 5, or 6 - hour placements

687 Watertown Street Parking



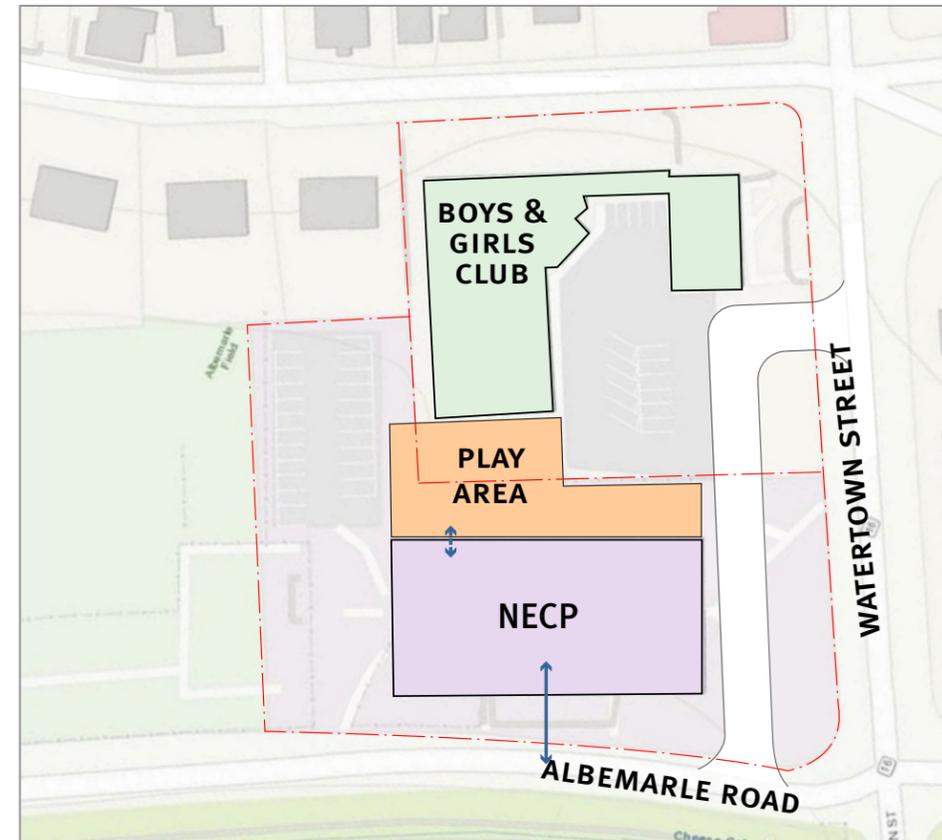
687 Watertown Street

Design Options Considered



Option A

- KEEPS EXISTING DRIVE AISLE ENTRY LOCATION FROM ALBEMARLE ROAD
- PLAY AREA IN PARKS AND REC

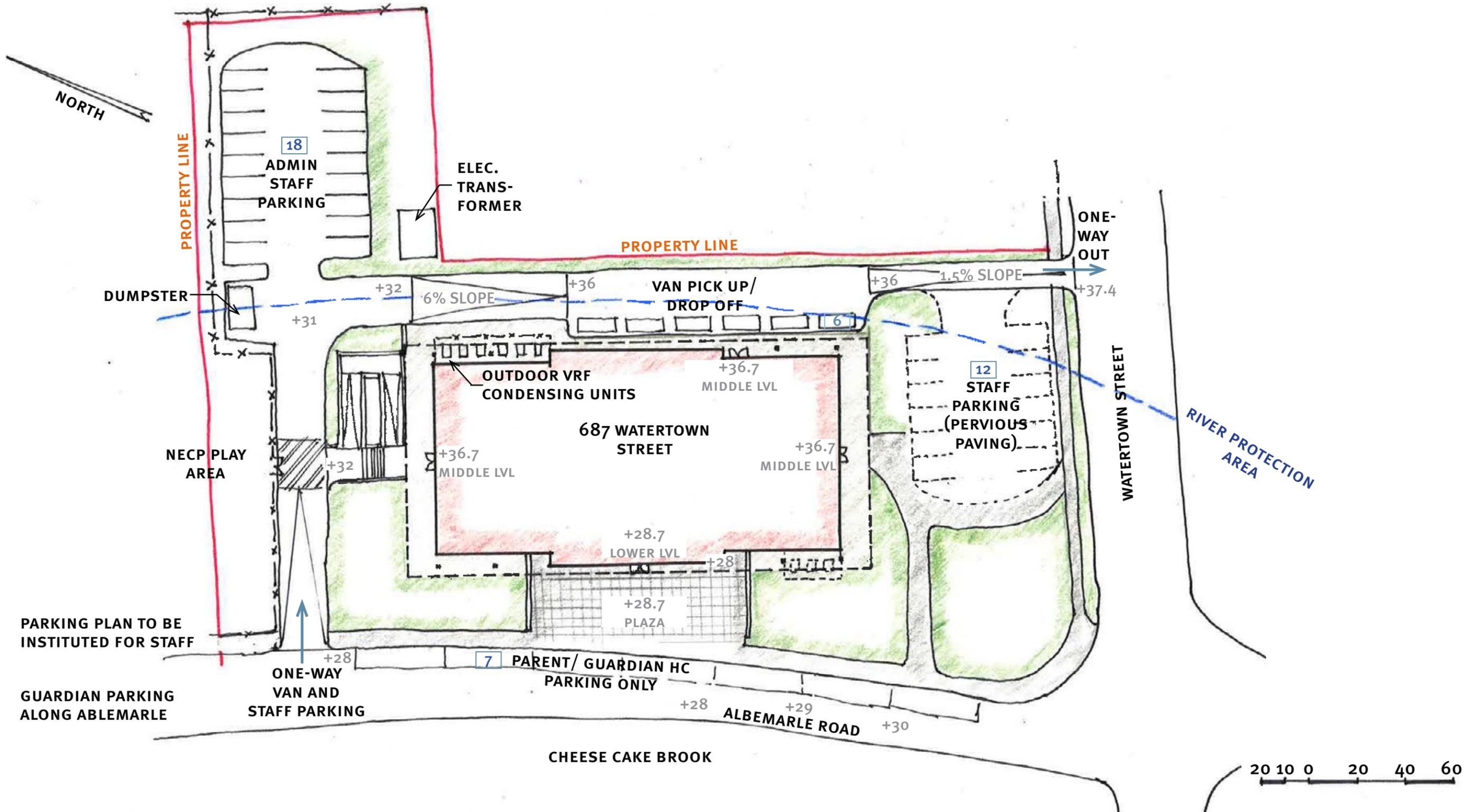


Option B

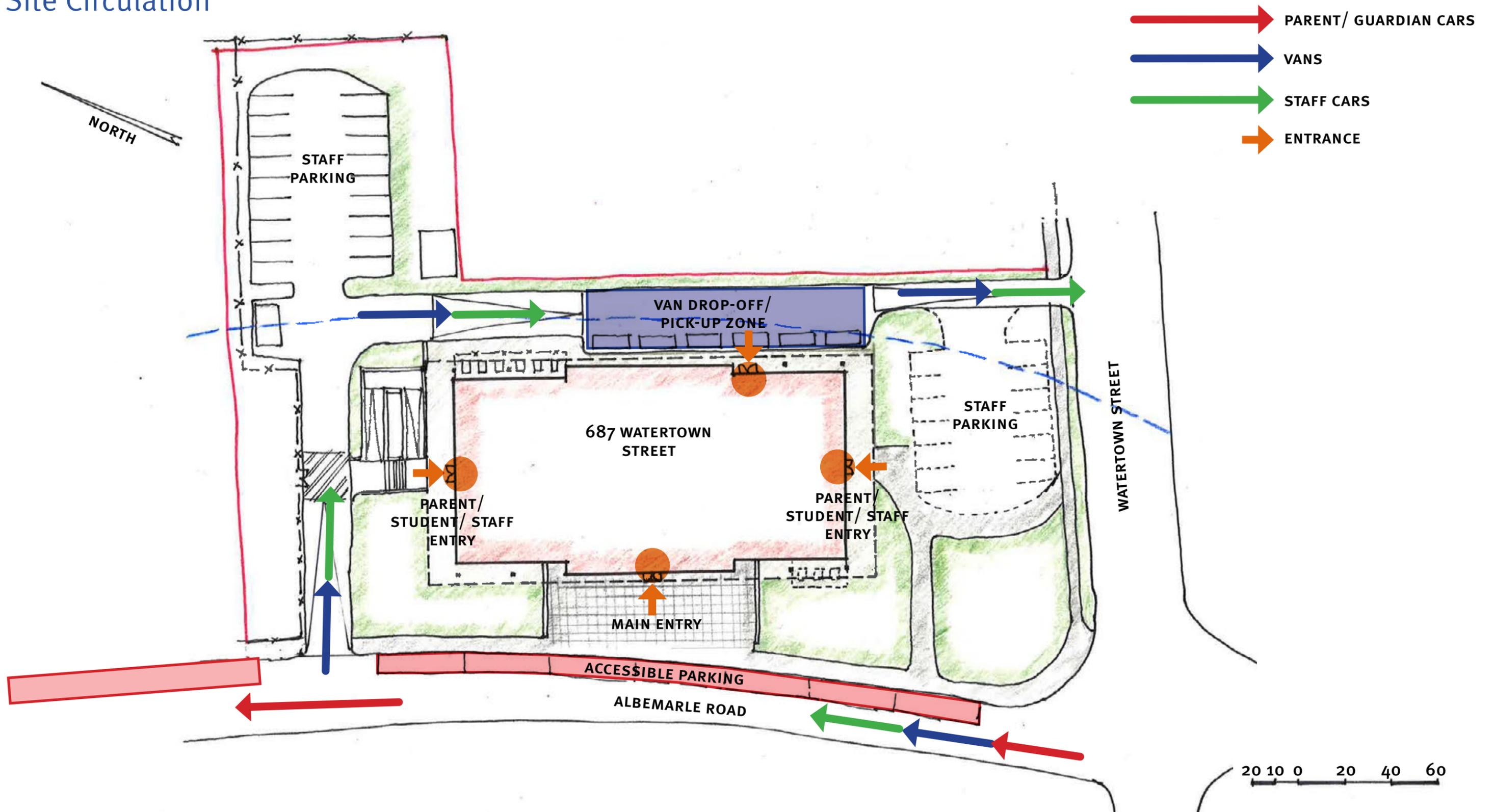
- DRIVE AISLE PARALLEL TO WATERTOWN STREET
- LARGE PLAY AREA ADJACENT TO BUILDING
- USE BOYS AND GIRLS CLUB PROPERTY

687 Watertown Street

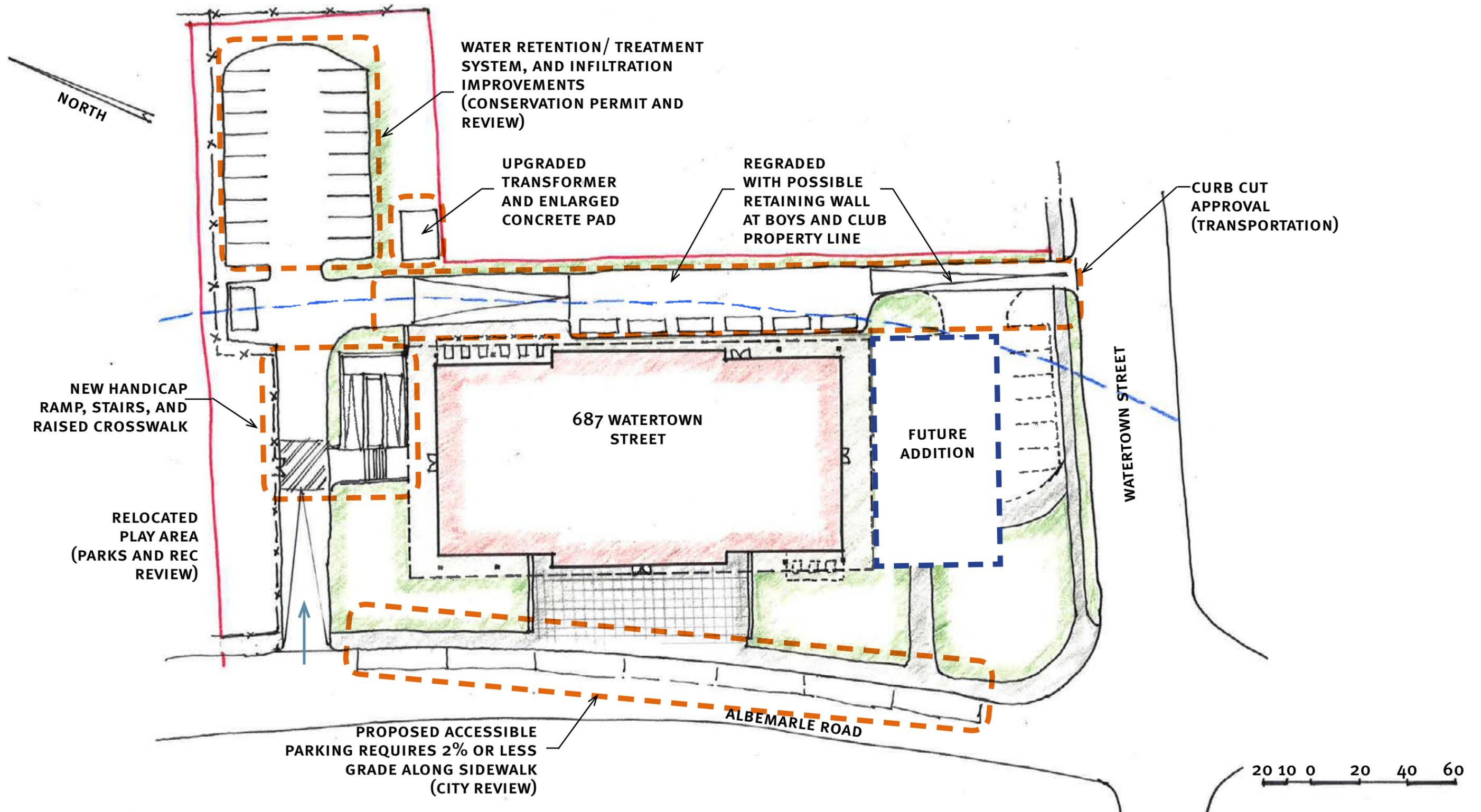
Developed Option



687 Watertown Street Site Circulation



687 Watertown Street Site Improvements



687 Watertown Street

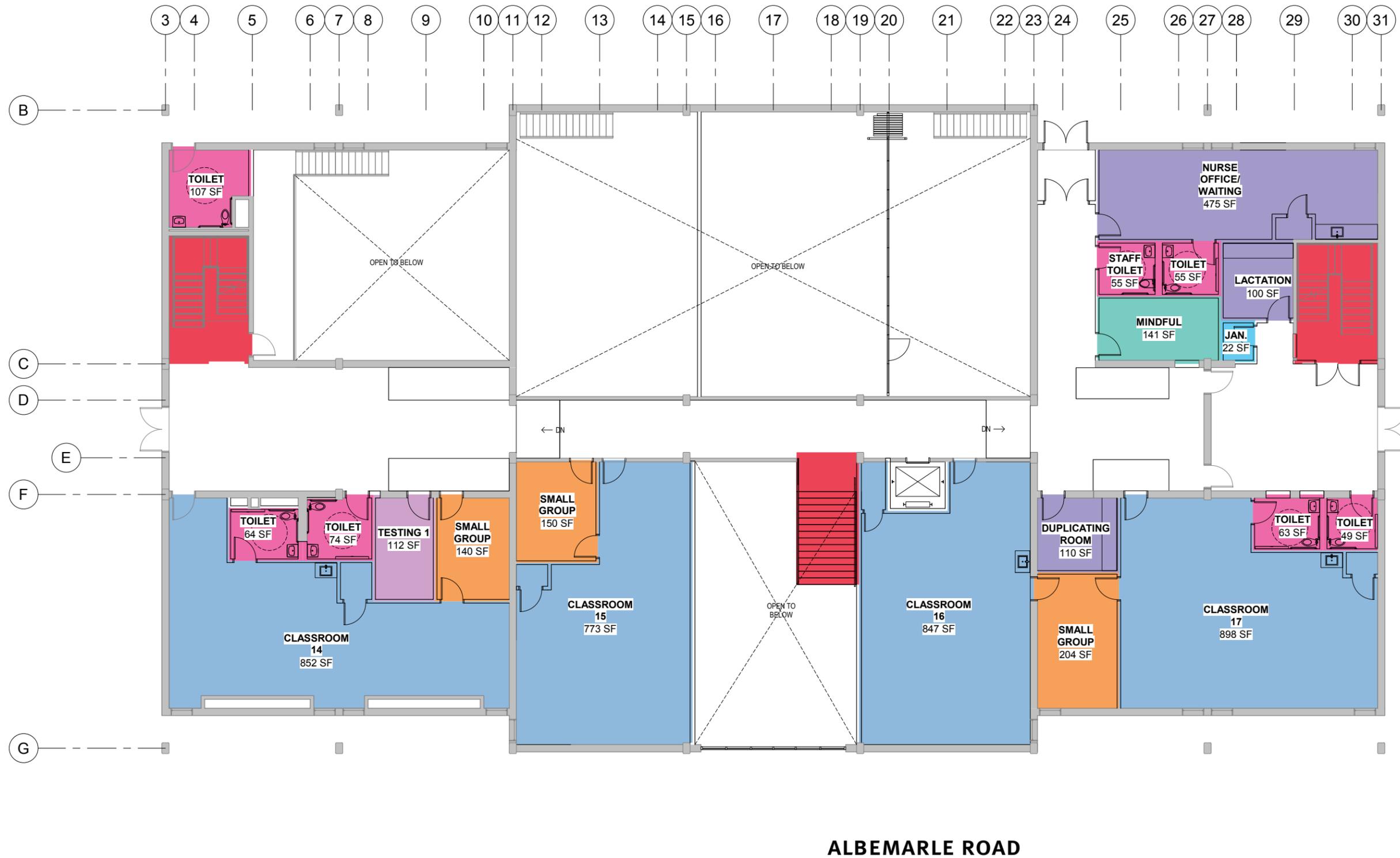
Civil Considerations

- » Portions of Site are located within 200' Riverfront Area of Cheese Cake Brook and subject to the DEP's Wetland Protection Act for Riverfronts
- » Project will meet requirements with a mixture of meeting the performance standards in Section 10.58(4) for new development (site areas with increased impervious cover) and 10.58(5) for redevelopment areas
- » To meet the Riverfront requirements, the proposed site improvements will include:
 - Limiting disturbance of the existing site
 - Minimizing increase in impervious cover on the site
 - Installation of stormwater management systems to collect, treat, and infiltrate stormwater for areas of increased impervious cover within the Riverfront Area to meet DEP standards and within redevelopment areas to the greatest extent practical

Newton Early Childhood Program / Lower Level – Fit Plan



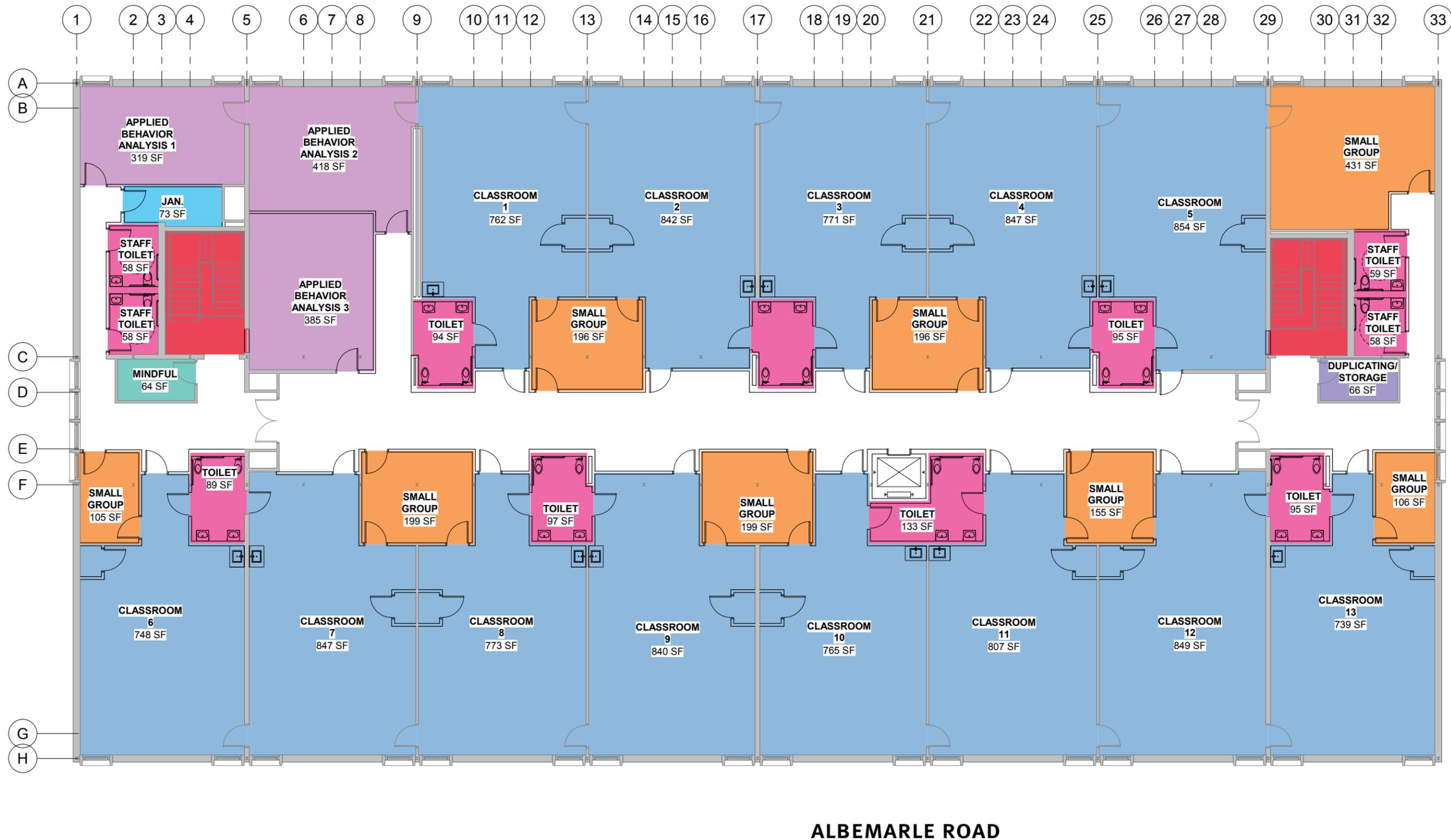
Newton Early Childhood Program/ Middle Level – Fit Plan



WATERTOWN STREET

ALBEMARLE ROAD

Newton Early Childhood Program/ Upper Level – Fit Plan



WATERTOWN STREET

ALBEMARLE ROAD

Newton Early Childhood Program at 687 Watertown Street

Site Approvals Schedule

Site Plan Approvals Schedule NECP at 687 Watertown Street Property

January 31, 2019, Amended 3/1/2019

Task:

Meeting Date:

Design Review Committee (DRC) Meeting

February 13, 2019

- Building Test Fit
- Preliminary Site Concept Options Plan

Development Review Team (DRT) Meeting

February 27, 2019

- Professional Team Introduction
- Review DRT Site Review Process/Criteria
- Preliminary Site Concept Options Plan

DPW - Transportation Division Meeting

March 13, 2019

- Preliminary Site Concept Options Plan
- Report -Traffic Study

Design Review Committee (DRC) Meeting

March 13, 2019

- Study Progress Report
- Site Plan Development and Preferred Option Evaluation

LE-NECP School Building Committee Meeting

March 14, 2019

- Study Progress Report
- Site Plan Development and Preferred Option Evaluation

TODAY

Development Review Team (DRT) Meeting

March 27, 2019

- Progress Report, Site Plan Development and Preferred Option Evaluation

Public Facilities Committee Hearing

April 3, 2019

- Building Test Fit
- Progress Report, Site Plan Development and Preferred Option Evaluation

Newton Early Childhood Program at 687 Watertown Street

Site Approvals Schedule

Site Plan Approvals Schedule NECP at 687 Watertown Street Property

January 31, 2019, Amended 3/1/2019

Task: _____ Meeting Date: _____

LE-NECP School Building Committee Meeting *April 4, 2019*

- Progress Report, Site Plan Development and Preferred Option Evaluation
- **Vote** - authorize submission of documents to DRC for 5-58 Ordinance Site Plan Approval

Design Review Committee (DRC) Meeting *April 10, 2019*

- Schematic Floor Plans and Preferred Site Plan

Design Review Committee (DRC) Meeting *April 24, 2019*

- Schematic Floor Plans and Preferred Site Plan
- **Vote** - 5-58 Ordinance Site Plan Approval

PUBLIC HEARING DOCKET & PUBLIC NOTICES ISSUED – City Council Clerk by *May 15, 2019*

Public Facilities Committee Hearing *June 5, 2019*

- Public Hearing on Proposed Site Development/Plan

Public Facilities Committee Meeting *June 19, 2019*

- **Vote** - 5-58 Ordinance Site Plan Approval

Finance Committee Meeting *June 24, 2019*

- Preferred Schematic Report and Total Project Budget Request
- **Vote** – Total Project Budget Appropriation

City Council/School Committee Meeting *July 8, 2019*

- Preferred Schematic Report Presentation
- **Vote** - 5-58 Ordinance Site Plan Approval
- Total Project Budget Request
- **Vote** – Total Project Budget Appropriation

**JANUARY 2021
687 WATERTOWN ST
OCCUPANCY**

Discussion

www.newtonma.gov/gov/building/capital_projects

www.lincolneliot-necp-projects.com

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